

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: October 21, 2004

ITEM No. 5

SUBJECT	<b>The Villas at Whisper Rock - Grayhawk Unit 7 13-PP-2004 41-DR-2004</b>
REQUEST	<p>Request Preliminary Plat &amp; architectural approval for Whisper Rock Estates Unit 7, consisting of 19 golf villas with amended development standards on 11.42 acres.</p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• Complies with the Whisper Rock Planned Community District (PCD) overlay standards.</li><li>• Proposes a bridge crossing over a dedicated vista corridor.</li></ul>
OWNER	Whisper Rock Golf LLC 480-998-2661
APPLICANT CONTACT	Chris Harrison Whisper Rock Estates, LLC/ Grayhawk 480-998-2661
LOCATION	North of the northeast corner of Whisper Rock Trail and Old Bridge Road.
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned Resort/Townhouse Residential with Planned Community District and Environmentally Sensitive Lands Ordinance overlays (R-4R PCD ESL) and Single Family Residential (R1-130 ESL). The R-4R district is intended for resorts and residential development including single-family dwellings. The R1-130 district is intended for single-family residences. In this plat, the R-4R district is used for the lot area only (totalling 5.35 acres), and the R1-130 district is used the remaining (<i>i.e.</i> open space, roadway tract) areas of the plat. The standards for development are included within the Whisper Rock Planned Community District ordinance (zoning case 29-ZN-2000#2), and allow 50 R-4R units to be scattered over 10 acres within Whisper Rock. The proposed plat complies with the PCD provisions: the lots are located within the area designated for the R-4R units, and together with the Whisper Rock Golf Cottages recently approved (53-DR-2003), include 25 of the total 50 units and 5.94 acres of the total 10 acres allowed.</p> <p><b>Context.</b></p> <p>The Whisper Rock planned community is located at the northeast corner of Scottsdale and Lone Mountain Roads. The subject preliminary plat is located centrally within Whisper Rock.</p>

Scottsdale Development Review Board Report  
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APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

The proposed preliminary plat includes 19 lots with lots ranging in size between 8,687 and 15,020 square feet. Proposed access to the subdivision involves a bridge crossing over a dedicated vista corridor wash. The bridge crossing disrupts the continuity of the wash, as well as the equestrian trail located within the corridor, but it also provides secondary emergency access to the new Whisper Rock golf course clubhouse, which is required by the Fire Department. To minimize disruption to trail users, a stipulation was included requiring approval of the equestrian crossing design by the city's Trail Coordinator. In addition, a stipulation was added requiring installation of signage to alert motorists of all trail crossings, and alternative, non-slip paving surfaces at all the trail/road crossings within Whisper Rock.

The applicant is requesting amended development standards to allow for flag lots. The applicant's justification includes: more clustered layout for lots, reduction in street paving, and more 'rural' feel to the project. In addition, the plat includes a NAOS dedication that exceeds the requirement by nearly one acre.

The R-4R district requires architectural approval by the Development Review Board, thus the applicant has included two home plans and three color schemes for DRB consideration. Proposed materials include stucco, barrel roof tile, and brick veneer. Colors include desert tans and browns with copper green, gray-blue and brick-red accents.

IMPACT ANALYSIS

**Traffic.**

No adverse traffic impacts are anticipated.

**Water/Sewer.**

The applicant will provide the necessary lines for water and sewer to serve the project.

**Police/Fire.**

The site will be served by the City of Scottsdale Police Department and Rural Metro emergency and fire services. The proposal has been reviewed and meets the requirements of these agencies.

**Schools.**

The Cave Creek Unified School District has been notified of this application.

**Open space/Scenic Corridors.**

The natural area open space (NAOS) required for this project includes 3.77 acres and 4.60 acres have been dedicated (Tract D of Whisper Rock Unit 4, allocated to Unit 7).

**Community Involvement.**

The City sent postcards to property owners within 300 feet of the plat, which included Whisper Rock Estates LLC and Whisper Rock Golf LLC. The City also posted a sign at the entry to the subdivision, within Whisper Rock. No public comment has been received.

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STAFF RECOMMENDATION	<b>Recommended Approach:</b> Staff recommends approval, subject to the attached stipulations.
RESPONSIBLE DEPT(S)	<b>Planning and Development Services Department</b> Current Planning Services
STAFF CONTACT(S)	Suzanne Colver Senior Planner 480-312-7087 E-mail: scolver@ScottsdaleAZ.gov
APPROVED BY	<hr/> Suzanne Colver Report Author  <hr/> Randy Grant Chief Planning Officer Phone: 480-312-7995 E-mail: rgrant@scottsdaleaz.gov
ATTACHMENTS	<ol style="list-style-type: none"><li>1. Applicant's Narrative</li><li>2. Context Aerial</li><li>2A. Aerial Close-Up</li><li>3. Zoning Map</li><li>4. Preliminary Plat</li><li>5. Landscape and Walls Concept Plan for Unit 7</li><li>6. Plan 1 Building Elevations and Floor Plans (2 sheets)</li><li>7. Plan 2 Building Elevations and Floor Plans (2 sheets)</li><li>8. Streetscape Elevations</li><li>9. Amended Development Standards Justification</li><li>10. Amended Development Standards</li><li>11. Fire Ordinance Requirements</li><li>A. Stipulations/Zoning Ordinance Requirements</li></ol>

## Development Review Board Application Narrative for:

### • *the villas at whisper rock*

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#### LOCATION.

Grayhawk Development acquired the Whisper Rock project at the northeast corner of Lone Mountain and Scottsdale Roads in late 1998. The Grayhawk ownership comprises approximately 960 acres. An 80-acre commercial parcel on Scottsdale Road [Scottsdale Summit] was held by State Farm and is not a part of the Whisper Rock master plan. The Whisper Rock project is located between Pima and Scottsdale Roads, and Dove Valley Road alignment on the north and Lone Mountain Road on the south. An existing 320-acre subdivision Pinnacle Peak Ranchos exists between Lone Mountain and Ashler Hills Roads bounded by Hayden and Pima Roads.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. Since that time, the first eighteen holes of the Golf Club and interim clubhouse have been constructed. The Development Review Board has previously approved the Master Environmental Design Concept Plan and preliminary plats for the first four residential neighborhoods within Whisper Rock. In November 2000, the Scottsdale City Council unanimously approved plans for the second phase of the community including the next golf course component, golf club member casitas and additional custom homesites.

In June of 2002 the DRB approved the plans for the permanent club house which will serve the existing and proposed golf courses. The Development Review Board also approved the design of the second golf course last year. Construction on the new golf course is underway. The Scottsdale City Council recently approved a revision to the Whisper Rock PCD including amended standards and a development agreement for the member cottages and club villas.

This request is for approval of the attached site plan and architecture for nineteen club villa units within this next phase of Whisper Rock.

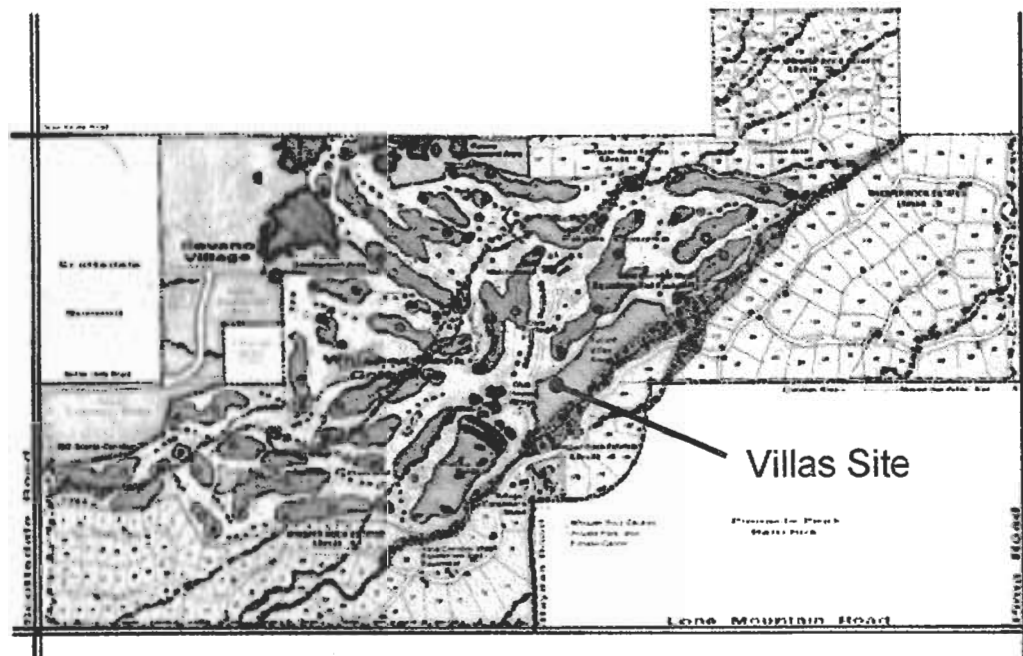


• *the villas at whisper rock*

Prepared: 02/15/04

LOCATION MAP.

[NTS]



ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

The Villas at Whisper Rock are located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described below.

Topography & Slope.

The topography for this parcel is gently sloping as the site falls from the northeast to the southwest at an average grade of 3-5%. The site is located along the northerly edge of a Vista Corridor wash that runs diagonally through the center of the Whisper Rock community.

A slope analysis for the Villas of Whisper Rock site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is indicated on those plans.

Vegetation/Site Features.

The site is typical of the upper Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaros and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been previously performed and submitted with this application.



● *the villas at whisper rock*

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Prepared: 02/15/04

Hydrology Analysis.

Gilbertson Associates, Inc. has prepared a thorough analysis of the site hydrology. Their analysis and subsequent master plans have been submitted under separate cover.

Archaeology Survey.

A preliminary archaeological survey and report has been prepared for the entire Whisper Rock site by Archaeological Consulting Services, Ltd. [a more detailed "follow-up" archaeological analysis was performed by S.W.C.A., Inc.]. Per the S.W.C.A. report and field testing, no further evaluation or study is required.

**PROPOSED REQUEST.**

This application is a request for the next phase of residential development within the Whisper Rock development. This application includes a request for approval of the proposed site plan as well as the proposed architecture of the Villa units.

Site Plan. The proposed site plan features 19 villa units designed by the Scrivner Design Group. The units are approximately 00000 square feet and feature the architectural vernacular developed for other buildings in the Whisper Rock community. The proposed site plan was developed with the following criteria:

- Maximize north/south solar orientation
- Minimize disturbance to the existing Vista Corridor wash
- Maximize orientation towards community open space [golf course, NAOS, etc.] for all units
- Provide varied edges adjacent to open space areas through the use of angled orientations
- Accommodate localized, on-site drainage [no 404-washes are present]

Architecture. Included with this application is the proposed architecture of the villa units. The architecture features multiple massing and varied building heights to provide interest to the elevations of the homes. Further, the use painted stucco with desert hues, stone and wood accents is consistent with other architectural components of the Whisper Rock community including the gate and club houses. All colors and materials will comply with E.S.L. ordinance provisions for light reflectivity and appropriateness.

**PLANNING CONCEPTS.**

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s have been developed for Whisper Rock and will be applied to this phase of the community.

Master Environmental Design Concept Plan. A Master Environmental Design Concept Plan [MEDCP] was previously approved by the Development Review Board. The Villas at Whisper Rock will adhere to the community theme elements [site architecture and landscape] that are included in that document.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape. Areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the approved MEDCP. A summary of that program is included in the appendix of this report.





● *the villas at whisper rock*

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Prepared: 02/15/04

Trails & Bicycle Facilities. As identified in the approved MEDCP and zoning stipulations, several trails are provided adjacent to this phase of Whisper Rock. Public multi-use trails will be located within the Vista Corridor wash as well as perimeter trails in the community. These trails will provide connections to regional multi-use trails along Lone Mountain [south] and Pima Roads [east].

Engineering Master Plans. Updated Master Plans for water, waste water, circulation, drainage and NAOS have been submitted with this application.

Phasing. The Villas at Whisper Rock will be built in one phase.

Unstable Slopes and Boulder Rolling. No unstable slopes and / or boulder rolling conditions are present.

#### **AMENDED DEVELOPMENT STANDARDS.**

The Villas at Whisper Rock are being developed under R-4R Amended Development Standards approved by the Scottsdale City Council as a part of the PCD rezoning request in 2003. A copy of the approved R-4R ordinance adopted with PCD approval is attached in the appendix of this report.

The master developer of the project has also developed self-imposed height restrictions on all of the residential units within Whisper Rock. These will be applied to Villas project as a part of the overall community C. C. and R.'s.

#### **NEIGHBORHOOD CONTACT & INPUT.**

Over the last six years, Grayhawk Development and their representatives have met on numerous occasions to involve the local neighbors and neighborhood organizations in the development of the various master plans for the Whisper Rock community. This high level of communication and interaction has resulted in public hearings with little or no opposition to the various proposals presented by the development and planning team for Whisper Rock.

Communications with adjacent neighbors and associations will be on-going through the course of the development.





Whisper Rock Villas  
Grayhawk Unit 7

13-PP-2004

ATTACHMENT #2





Whisper Rock Villas  
Grayhawk Unit 7

13-PP-2004

ATTACHMENT #2A













REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

EXTERIOR COLORS AND MATERIALS  
SCHEME 3

INTERIOR: STUCCO - WHITE  
ACCENT CO: STUCCO - WHITE  
GARAGE DOOR: STUCCO - WHITE  
OPTIONAL: GARAGE DOOR - WHITE  
ALL WOOD CLAD: STUCCO - WHITE  
OPTIONAL: GARAGE DOOR - WHITE  
PAINT: LIGHT BROWN - BROWN  
PAINT: LIGHT BROWN - BROWN  
PAINT: LIGHT BROWN - BROWN  
PAINT: LIGHT BROWN - BROWN

13-PP-2004 / 11-DR-5  
5/21/04

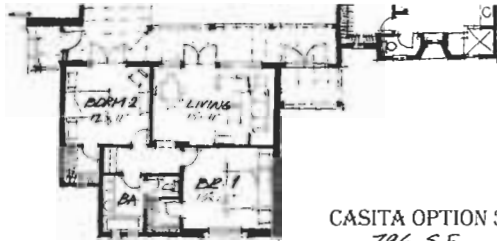
whisper  
ROCK  
THE ESTATE

SCRIVNER  
DESIGN GROUP

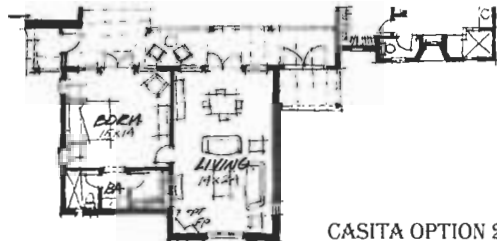
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WHISPER ROCK - GOLF VILLAS PLAN 1

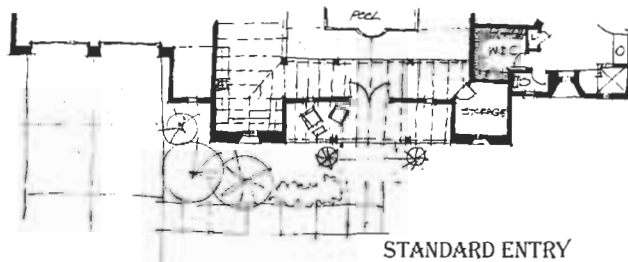
CONCEPTUAL ELEVATIONS



CASITA OPTION 3  
796 S.F.



CASITA OPTION 2  
771 S.F.



STANDARD ENTRY



CASITA OPTION 1  
489 S.F.

# WHISPER ROCK - GOLF VILLAS PLAN 1

FLOOR PLAN AND CASITA OPTIONS

Whisper  
ROCK 13-PP-2006 / 41-CH  
5/21/04

SCRIVNER  
DESIGN GROUP

CASE # \_\_\_\_-PP-04



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

# WHISPER ROCK - GOLF VILLAS PLAN 2

## CONCEPTUAL ELEVATIONS

EXTERIOR COLORS AND MATERIALS  
SCHEME 1

EXTERIOR STUCCO: SANDY TAUPE  
ACCENT: WHITE  
GARAGE DOOR: WHITE  
OPTIONAL: WHITE  
ALUMINUM CLAD WINDOWS: SANDY TAUPE  
WORKGIRTS: BLACK  
DOOR: WHITE

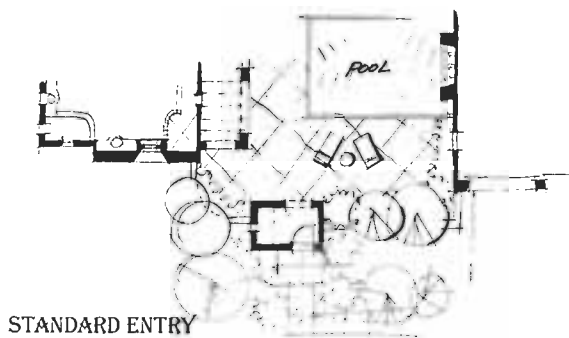
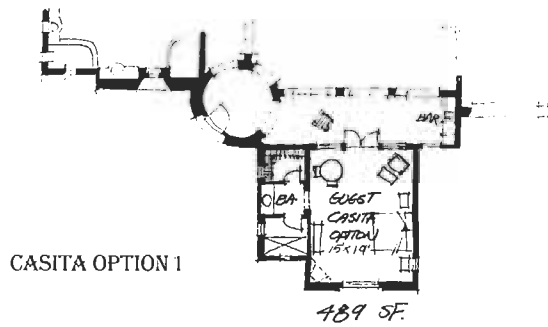
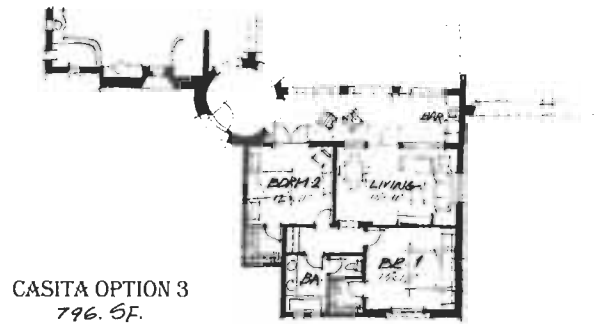
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5/21/04

Whisper  
Rock  
The Estates

SCRIVNER  
DESIGN GROUP

CASE # \_\_\_\_-PP-04





## WHISPER ROCK - GOLF VILLAS PLAN 2

FLOOR PLAN AND CASITA OPTIONS





PLAN 2

PLAN 1

REAR ELEVATIONS



PLAN 2

PLAN 1

PLAN 2

PLAN 1

FRONT ELEVATIONS



September 30, 2004

**MEMORANDUM**

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**TO:** Suzanne Colver – City of Scottsdale  
**FROM:** Roger M. Tornow  
**RE:** Whisper Rock R4-R Amended Standards Revisions [Unit 7]

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History. Due the national membership of the Whisper Rock Golf Club, overnight accommodations are a very important amenity for the members. In November 2001, the City Council approved a rezoning, R-4R with Amended Development Standards [ADS] and a development agreement that allows for the introduction of no more than 50 residential units, referred to as the "Cottages at Whisper Rock", on an aggregate total of 10-acres located in and around the golf course and club house compound.

This preliminary plat and architectural review application for Unit 7 of Whisper Rock includes further refinement of the R-4R ADS to provide more unique and flexible siting of the "Cottages" product through the use of flag lots. An updated copy of the revisions to the R-4R ADS is included with this memorandum. The existing zoning is not being changed.

Amended Standards Rationale. Whisper Rock as a community, has been carefully planned as very low-density development. The primary residential component of Whisper Rock, referred to as the "Estates at Whisper Rock", features 1-3 acre custom home sites with very restrictive, self-imposed, height limitations based on existing topography and height of adjacent desert vegetation. In turn, the club house at the Whisper Rock Golf Club has been thoughtfully designed in a manner that resembles a compound layout – no large, single building as typically provided at most high-end golf clubs. Although this compound type of layout is less efficient [operations] and more costly to build, it is a layout that complements the surrounding low-density residential neighborhoods.

Unfortunately, the current R4-R ordinance was written to accommodate a more traditional resort or townhouse development. The purpose for the original ADS request for the "Cottages" concept was to provide an opportunity to create a low-scale, low-density feel to these parcels – a traditional resort or townhouse layout would not be appropriate. In this case, the individually designed "Cottages" are proposed to replicate the low-density nature of the Whisper Rock community. These units will require "street frontage" similar to a traditional single family residence. Our proposed minor change to the ordinance will allow us to introduce flag lots to reduce pavement and to create shared driveways between grouped units which also reduces the amount of disturbance on the site. Flag lots are allowed in the ESL ordinance and are in common use throughout nearly every master planned community in north Scottsdale.

The Unit 7 "Cottages" are located in a small cluster amongst the golf course and the numerous acres of natural open space. All units will feature architecture that complements the Whisper Rock architectural character that includes, wood, stone, "weathered" stucco and low-profile roof lines. The architecture of the "Cottages" requires Development Review Board approval and is included with this preliminary plat application. As an overall master planned community, the developer's creative planning and construction techniques will result in NAOS amounts that exceed the requirements of the ESL ordinance.

ADS Benefits / Rationale Summary. The proposed use of flag lots is a more environmentally sound way to layout a residential neighborhood and helps to accomplish the following goals of the City as well as the objectives of master developer:

- More creative site plan layout – allowing units to be clustered.
- Reduction in traditional street layout and paving.
- Less traditional roadway creates a more "rural" character to the neighborhood.
- Less traditional roadway will result in more open space in the overall layout of the community.
- Allows the introduction of a unique "Cottage" housing product that is more consistent with the low-profile layout of the community versus a typical resort styled project.
- More efficient use of the land which allows generous, meandering setbacks adjacent to the Vista Corridor wash and the golf course.

This is a very minor adjustment in the standards that was not anticipated by the City's Project Coordination staff or the development team at the time the original R-4R standards were originally adopted by the City of Scottsdale.

c. Chris Harrison – Grayhawk Development

**SECTION 5.900 (R-4R) RESORT DISTRICT AMENDED DEVELOPMENT STANDARDS.**

[Note: Previously approved amendments are represented in **BOLD CAPS**. Proposed revisions are represented in ***BOLD, ITALIC CAPS***.]

**Sec. 5.900. (R-4R) RESORT/TOWNHOUSE RESIDENTIAL DISTRICT.**

**Sec. 5.901. Purpose.**

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards.  
(Ord. No. 3069, § 1, 9-16-97)

**Sec. 5.902. Approvals required.**

- A. No structure or building shall be built or remodeled upon land in the R-4R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
- B. *Tentative plan at time of rezoning.*
  - 1. The Planning Commission or City Council may require any application for rezoning to resort district to be accompanied by a tentative overall development plan which shall show the following:
    - a. Topography.
    - b. Proposed street system.
    - c. Proposed block layouts.
    - d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
    - e. Off-street parking space.
    - f. Types of buildings and portions of the area proposed therefore.
    - g. Locations of buildings, garages and/or parking spaces.
    - h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed building types.
    - i. A tabulation of overall density per gross acres.
    - j. Preliminary plans and elevations of proposed major buildings and any proposed dwelling types.
  - 2. The approved development review plan must substantially conform to the plan submitted at the time of rezoning.

(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.903. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
  - 1. Resorts.
  - 2. Hotels.
  - 3. Motels.
  - 4. Guest ranches.



5. Commercial uses appurtenant thereto, such as restaurants, cocktail lounges, small retail shops; provided that the entrance to any such appurtenant use shall be from the lobby, arcade or interior patio.
6. Dwelling units having either party walls or walled courtyards made available for rent, lease or sale.
7. Accessory buildings and uses customarily incidental to the permitted uses, including private garage, home occupations, swimming pool, recreation buildings and walled driveway entrance.
8. Municipal uses.
- 8.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
9. Timeshare project.
10. Churches and places of worship.
11. Day care home.

B. *Permitted uses by conditional use permit.*

1. Golf courses.
2. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
3. Recreational uses (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2323, § 1, 12-4-90; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2571, § 1, 6-15-93; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.904. Property development standards.**

The following property development standards shall apply to all land and buildings in the R-4R district:

- A. Lot area. The overall site shall contain a minimum of ~~seven and one half (7 1/2)~~ **FIVE THOUSAND (5,000) SQUARE FEET** ~~acres~~ prior to street dedications.
- B. Lot dimensions.
  1. Width. The overall site shall have a minimum width of ~~three hundred (300)~~ **FIFTY (50)** feet.
  2. **FLAG LOTS. FLAG LOTS SHALL BE ALLOWED WITH A MINIMUM STREET FRONTAGE OF TWENTY (20) FEET ON THE ADJACENT STREET.**
- C. Density. **SHALL NOT EXCEED AN AGGREGATE OF FIFTY (50) UNITS PER TEN (10) ACRES OF R-4R DISTRICT LAND.**
  1. ~~The minimum gross land area per guest room shall be four thousand one hundred (4,100) square feet.~~
  2. ~~The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease or sale shall be five thousand seven hundred seventy (5,770) square feet.~~
  3. ~~Buildings may cover an aggregate area of twenty five (25) percent excluding parking areas.~~
  4. ~~The City Council may regulate concentrations of density by site plan approval.~~

D. *Building height.*

1. No building shall exceed ~~thirty-five (35)~~ **TWENTY-FOUR (24)** feet in height.
- E. *Overall side yard requirements.*
  1. There shall be a yard a minimum of thirty (30) feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that the minimum yard shall be only twenty (20) feet adjacent to those perimeter property lines that abut districts other than R-1.
  2. Within one hundred (100) feet of any perimeter **ARTERIAL** street or any R-1 district boundary line all buildings shall be:
    - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
    - b. A maximum of ~~one (1)-story~~ **TWENTY-FOUR (24)** in height.
  3. There shall be a yard a minimum of one hundred (100) feet in depth adjacent to all perimeter **ARTERIAL** streets, maintained as meaningful open space except for pedestrian and vehicular access ways, unless buildings as allowed in 2 above are constructed. **THIS SETBACK REQUIREMENT DOES NOT APPLY TO INTERNAL PRIVATE COLLECTOR STREETS.**
  4. Within fifty (50) feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:
    - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
    - b. A maximum of ~~one (1)-story~~ **TWENTY-FOUR (24)** in height.

**EXCEPTION: THERE SHALL BE A YARD A MINIMUM OF ZERO (0) FEET IN DEPTH ADJACENT TO THOSE PROPERTY LINES THAT ABUT ANY PERMANENT OPEN SPACE USE INCLUDING GOLF COURSES, NAOS TRACTS OR EASEMENTS OR OTHER DESIGNATED OPEN SPACES ADJACENT TO THE PARCEL.**

- F. *Buildings, walls, fences and landscaping.*
  1. Walls, fences and hedges not to exceed eight (8) feet in height and walled driveway entrances not to exceed six (6) feet in height shall be permitted, except that walls, fences and hedges must not exceed three (3) feet in height in the required one-hundred-foot yard along street frontages and in the ten (10) feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. (Walled driveway entrances not to exceed six (6) feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development).
- G. Other requirements and exceptions as specified in article VII.

(Ord. No. 1922, § 1, 11-4-86; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

**WHISPER ROCK VILLAS  
NEC. WHISPER ROCK  
TRAIL & OLD BRIDGE  
SCOTTSDALE, AZ.**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
  
SEE THE SITE PLAN FOR THE LOCATION OF THE FIRE LANE.  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
  - ☐ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -03-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. PROVIDE A LOOPED WATER MAIN SYSTEM. ALL STREETS & PRIVATE DRIVEWAYS SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS.

## **Stipulations for Case:13-PP-2004 & 41-DR-2004**

### **Case Name: Whisper Rock Unit 7**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Gilbertson and Associates, dated August 20, 2004.
- b. The approved Whisper Rock Master Environmental Design Concept Plan (MEDCP).
- c. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- d. Each lot shall be constructed to comply with the Amended Development Standards submitted by Tornow Design Associates, dated September 30, 2004.
- e. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the Landscape and Walls Concept Plan for Unit 7 submitted by Tornow Design Associates, dated 9/17/2004 by City staff.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Gilbertson and Associates, Inc. dated 9/17/2004 by City staff.

#### **Relevant Cases**

- g. At the time of review, the applicable Zoning case for the subject site was 29-ZN-2000#2.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.
4. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.



**Street Dedication Requirements****Ordinance**

A. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
Tract A and Tract C/ Internal Street (Private)	Local Residential	40' (full width)

**Easements**

5. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a minimum 25-foot wide public access easement across the Tract C private street connection. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

6. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

7. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on the internal private street except at the approved driveway location.

8. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

9. Emergency Access Easement:

- a. An emergency and service vehicle access easement shall be dedicated over Tract A and Tract C/ the internal street, to the satisfaction of the Fire Department Final Plans Reviewer.
- b. An emergency and service vehicle access easement shall be provided from Tract A to the adjacent Whisper Rock golfcourse clubhouse, to the satisfaction of the Fire Department Final Plans Reviewer.

**Ordinance**

B. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

D. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

E. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

## **Final Improvement Plan Requirements**

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### **PLANNING**

#### **Walls, And Fence Design**

##### **DRB Stipulations**

10. All walls shall conform to the approved Whisper Rock MEDCP for architectural design, color, materials and finish.
11. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.
12. Walls shall be no greater than 4 feet in height.
13. No walls shall be allowed within the Vista Corridor easement.

#### **Natural Area Open Space (NAOS)**

##### **DRB Stipulations**

14. Owner shall revegetate water and sewer easement located within Tract D of Unit 4 with this project.
15. Prior to final plans submittal, obtain approval for revised NAOS exhibit for Whisper Rock Unit 4.
16. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
17. NAOS shall not be dedicated within 5-feet of any building.
18. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
19. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

#### **Landscape Design**

##### **DRB Stipulations**

20. Provide a 100' X 100' detail of the revegetation plan, providing information on plant species, sizes, densities and irrigation to be used.
  21. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
  22. Salvaged vegetation shall be incorporated into the landscape design.
- F. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.

**Exterior Lighting Design****DRB Stipulations**

23. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
  24. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
  25. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, path and landscape lighting.
  26. Landscape Lighting:
    - a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
    - b. Fixtures shall be a flat black or dark bronze finish.
    - c. Landscaping lighting shall only be utilized to accent plant material.
    - d. All landscape lighting directed upward, shall be aimed away from property line.
    - e. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
    - f. The landscape lighting lamp shall be an incandescent or halogen incandescent source.
- Path lighting
- g. Path light fixtures shall meet all IESNA requirements for cutoff.
  - h. Fixtures shall be a flat black or dark bronze finish.
  - i. Path light fixtures shall utilize an incandescent, halogen incandescent, or compact fluorescent lamps source.

**Ordinance**

- G. The landscape light lamps shall not exceed 15 watts.
- H. Building mounted lighting shall not exceed a height of 6-feet.

**Additional Planning Items****DRB Stipulations**

28. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

**ENGINEERING****Drainage And Flood Control****DRB Stipulations**

29. Demonstrate consistency and conformance with accepted Whisper Rock Master drainage plans and reports.
  - a. Any conceptual or substantial changes not consistent with the Whisper Rock Master Drainage Plan; prepared by Gilbertson and Associates, shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.

- b. Addendum generated shall be added to the appendix of the Whisper Rock Unit 7 Final Drainage Report.
  - c. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
30. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
31. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
32. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
33. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
34. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
35. Provide positive drainage away from walks and curbs along all streets.
36. Riprap shall be indigenous stone.
37. All exposed cut and fill shall be treated with eonite or equivalent.

#### **Ordinance**

- I. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- J. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- K. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.



L. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**Roadway, Intersection, And Access Design**

**DRB Stipulations**

38. The internal circulation shall be designed to accommodate emergency and service vehicles with a minimum outside turning radius of 45 feet and inside radius of 25 feet.
39. The developer shall construct a 40-foot wide private street from Whisper Rock Trail to the site. The street shall bridge the wash and shall be designed to the standards of a 100-year storm event street crossing. The street shall include striping and signage to denote the trail crossing. Use smaller radii for the curb return connections to Tract A private street.
40. The developer shall provide a secondary emergency and service vehicle access from the site to the clubhouse. The access shall meet Fire department standards for streets.
41. Developer shall submit a revised master Circulation Plan to address access to this site, as required by the Transportation Department.
42. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual, and the approved Circulation Master Plan.
43. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

**Ordinance**

- M. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**Trails And Paths**

**DRB Stipulations**

44. There is an existing 25-foot wide multi-use public access easement in the bottom of the wash identified as Tract D, Whisper Rock, Unit 4. The developer plans to construct an elevated private street (Tract C private street) over this wash to connect this site to Whisper Rock Trail, another private street. The developer shall dedicate a minimum 25-foot wide public access easement across the Tract C private street connection to Whisper Rock Trail. The trail crossing of Tract C private street shall include signage and striping to denote the trail crossing. In addition, the developer shall construct a minimum 10 foot wide non paved trail ramp, that will allow the trail users to rise out of the wash, cross the elevated street section and then safely re-enter the wash. The design and location of the trails and easements shall be subject to the approval of the Trails Coordinator, Scott Hamilton, 480-312-7722. Trail dedication and construction must be complete before issuance of any Certificate of Occupancy.
45. Owner shall install alternative paving surfaces at the trail/road crossing for the private road crossing into Unit 7, for the crossing at Ranch Road, and for all trail/road crossings in Whisper Rock, subject to design approval by the Trails Coordinator.
46. Signage for the Vista Corridor equestrian trail within Whisper Rock shall be installed with improvements to Unit 7, subject to approval by the Trails Coordinator. Signage shall include trail crossing warning signs for motorist on all trail/road crossings in Whisper Rock.
47. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfaction of the Trails Coordinator .

**Refuse****DRB Stipulations**

48. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

**Ordinance**

- N. Underground vault-type containers are not allowed.
- O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

**DRB Stipulations**

49. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - Identify the timing of and parties responsible for construction of all water facilities.
  - Include a complete description of requirements relating to project phasing.
  - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
50. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - Include a complete description of requirements relating to project phasing.
  - Clearly identify water sampling station locations as applicable.
51. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
52. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.

53. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **Water**

#### **Ordinance**

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

### **Bridge/Wash Crossing And Head Wall Design**

#### **DRB Stipulations**

54. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
55. Bridges:
- All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
  - Bridge (or other crossings) design and finish shall conform to the Whisper Rock MEDCP feature bridge design.

## **Construction Requirements**

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### **As-Builts**

#### **DRB Stipulations**

56. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
57. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
58. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
59. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.